

CASE: SUP-5719

RADIUS: SPECIAL

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING)

0 500 1000 Feet



141



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5719 - APPLICANT: FLETCHER JONES MANAGEMENT
COMPANY - OWNER: JOHN LEE**

**** CONDITIONS ****

The Planning Commission (5-2 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Motor Vehicle Sales (Used) use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining items or devices shall be displayed upon the subject property or on any vehicle displayed for sale in the parking lot of the subject property.
4. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for Motor Vehicle Sales (Used) and for an Auto Dealer Inventory Storage use on 4.86 acres adjacent to the northwest corner of Sahara Avenue and Pioneer Way. Approval of this request will allow the applicant to operate a used car lot and store vehicles in conjunction with a proposed auto dealership on the subject site.

Related requests to change the General Plan land use designation (GPA-5714) of the southern portion of the property from SC (Service Commercial) to GC (General Commercial), to change the zoning to C-2 (General Commercial) and P-R (Professional Offices and Parking), and a Site Development Plan Review for the auto dealership (SDR-5717) will also be reviewed concurrently.

B) Applicant's Justification

The applicant indicates this request is justified because the proposed plans for this location fit within the current development of the area.

BACKGROUND INFORMATION

03/19/86 The City Council approved a request (A-0009-85) to annex approximately 1,509 acres of land, including the subject site.

04/11/96 The Planning Commission accepted a request to withdraw without prejudice a request (GPA-0059-95) to amend the Southwest Sector Plan of the General Plan from R (Rural Density Residential) to Service Commercial. Staff had recommended approval.

05/05/04 The City Council approved the following: a Request to Amend a portion of the Southwest Sector Plan of the General Plan (GPA-3985) from R (Rural Density Residential) to O (Office) for the northern portion of the subject site. The Planning Commission (7-0 vote) and staff recommended approval; a Request for a Rezoning (ZON-3987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to O (Office) and from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial). The Planning Commission (7-0 vote) and staff recommended approval; and a request for a Site Development Plan Review (SDR-3988) and a Waiver of foundation landscaping standards for a proposed 42,400 square-foot office building and 12,800 square-foot retail building on the subject site. The Planning Commission (7-0 vote) and staff recommended approval.

01/13/05 The Planning Commission recommended denial of related items (GPA-5714, ZON-5716 and SDR-5717).

01/13/05 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #40/ar).

B) Neighborhood Meetings

On December 14, a neighborhood meeting sponsored by the applicant was held at the West Sahara Library at 7604 West Sahara Avenue. Ten people attended and had the following comments:

- Don't want another car dealership along Sahara.
- Test drives being taken along Via Olivero Avenue increased the dangers for neighborhood children.
- Concerned about employees who park along Via Olivero Avenue
- Concerned about off-site parking of customers along Via Olivero Avenue
- Concerned about parking lot lighting and other light pollution generated by the dealership
- Wanted the dealership to prohibit their employees from taking smoke breaks outside designated areas
- Worried about traffic exiting the dealership and making right turns at shift's end.

The majority of the neighbors in attendance were opposed to the project, and the applicant stated that they would be willing to work with the neighbors to address their concerns.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.89
Net Acres: 4.54

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Dwellings (across Via Olivero Avenue)
South: Clark County
East: Offices and Financial Uses
West: Offices and Financial Uses

C) Planned Land Use

Subject Property: R (Rural Density Residential) and SC (Service Commercial)
North: DR (Desert Rural Density Residential)
South: Clark County
East: SC (Service Commercial)
West: SC (Service Commercial) and O (Office)

D) Existing Zoning

Subject Property: U (Undeveloped) [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations]
North: R-E (Residence Estates)
South: Clark County
East: C-1 (Limited Commercial) and P-R (Professional Office and Parking)
West: C-1 (Limited Commercial) and P-R (Professional Office and Parking)

E) General Plan Compliance

The Southwest Sector Map of the General Plan designates the north portion of the site as O (Office). The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations. The proposed rezoning to P-R (Professional Offices and Parking) of the north portion of the site is in conformance with the O (Office) General Plan designation.

The south portion of the site is designated SC (Service Commercial). Motor Vehicle Sales (Used) is allowed in the C-2 (General Commercial) district with the approval of a Special Use Permit. Auto Dealer Inventory Storage is allowed in the P-R (Professional Offices and Parking) with the approval of a Special Use Permit. A related General Plan Amendment (GPA-5714) application seeks to change the land use designation of the south portion of the site to GC (General Commercial). General Commercial allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses include limited outdoor storage or display of products, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples of General Commercial uses include: new and used car sales; recreational vehicles and boat sales; mortuaries; and other vehicle-oriented uses such as hotels, motels, apartment hotels, and similar uses. The proposed C-2 (General Commercial) Zoning District is in conformance with the proposed GC (General Commercial) land use designation on this portion of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the C-2 (General Commercial) portion of the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	3.50 ac	Y
Min. Lot Width	NA	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	124 Feet	Y
• Side	10 Feet	58 Feet	Y
• Rear	20 Feet	420 Feet	Y
			Y
Max. Lot Coverage	50 %	0.9%	Y
Max. Building Height	NA	One story, 26 feet	Y
Trash Enclosure	I	I	Y
Loading Zone	I	I	Y

Pursuant to Title 19.08, the following Development Standards apply to the P-R (Professional Offices and Parking) portion of the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	1.36 ac	Y
Min. Lot Width	NA	100 Feet	Y

Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.

A2) Residential Adjacency Standards

The proposed auto dealership building complies with the Residential Adjacency Standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Motor Vehicle Sales	2,020 SF.	1/500GFA	4 spaces	1 space	24 spaces	2 spaces

The proposed auto dealership complies with the parking standards..

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	5 Trees	6 Trees
Buffer:			
Minimum Number of Trees Required in Buffers	1-24" box tree/20 linear feet + 1 tree along rear lot line	17 trees	10 trees
	1-24" box tree/30 linear feet + 1 tree along front lot line	12 trees	3 trees
	1-24" box tree/30 linear feet + 1 tree along side lot lines (990 feet total)	33 trees	17 trees
•Min. Zone Width	8 feet		8 feet
•Wall height	8 feet		8 feet

The perimeter landscaping does not meet the minimum perimeter-landscaping requirement of the Zoning Code in certain respects. The applicant is proposing three trees along the front property line, where 12 trees are required, 10 feet along the north property line where 10 are required and 17 trees on the sides of the site where 33 trees are required. A condition of approval of the related Site Development Plan Review (SDR-5717) will require additional trees to be added to meet these Code requirements.

B) General Analysis and Discussion

- Zoning

The portion of the property proposed for used auto sales is the subject of a related rezoning to C-2 (General Commercial). Motor Vehicle Sales (Used) requires a Special Use Permit in this district, subject to the conditions listed below.

The portion of the property proposed for auto dealer inventory storage is the subject of a related rezoning to P-R (Professional Offices and Parking). This use also requires a Special Use Permit, subject to the conditions listed below.

- Use

Motor Vehicle Sales (Used) is defined by Title 19 as a facility or area used primarily for the display of used automobiles, motorcycles and motor scooters. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

The proposed Auto Dealer Inventory Storage use is to allow storage of vehicles in conjunction with a proposed new automobile dealership. The plans indicate the vehicles will be stored in the north portion of the site across the street (Via Olivero Avenue) from single family residences.

Due to the proximity of the single-family residences to the storage area, vehicle storage is not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development.

- Conditions

Pursuant to Title 19.04.040, the following conditions are placed on the Motor Vehicle Sales (Used) use. If any of these conditions are unable to be fulfilled, a Special Use Permit is required.

1. The minimum site area shall be twenty five thousand square feet.
2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. Openings in service bays shall not face public rights-of way and shall be designed to minimize the visual intrusion into adjoining properties.
6. Accessory automobile rental is permitted.

Pursuant to Title 19.04.050 the following conditions must be met for approval of the Auto Dealer Inventory Storage use:

1. All areas used for parking or storage of vehicles shall be paved.
2. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
3. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
4. Lighting shall be shielded from adjacent properties.
5. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of parking area that is provided in excess of required parking for other uses. For the purposes of this Paragraph, the amount of required parking shall be calculated in accordance with the current standards set forth in Chapter 19.10.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

While the proposed Used Car Sales and Auto Dealer Inventory Storage uses will be complimentary to the proposed automobile dealership use on the site, the proposed full-service automobile dealership will be too intense of a commercial use to be located adjacent to single family residential uses across Via Olivero Avenue.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

There are no physical constraints to the location of the proposed used car sales and auto dealer inventory storage on the subject site; however, the location of a proposed full-service automobile dealership operation on this site is incompatible with adjacent residential land uses, and therefore denial of this request is recommended.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

The subject site has access to Sahara Avenue, designated as a Primary (150-foot) Arterial on the Master Plan of Streets and Highways. Sahara Avenue will be adequate to meet the requirements of the proposed zoning district.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

NOTICES MAILED 579 by City Clerk

APPROVALS 0

PROTESTS 6



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5719 APN: 116 3 034 02 071

Name of Property Owner: John Lee

Name of Applicant: Fletcher Jones Management Company

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

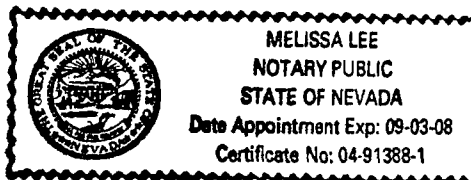
Signature of Property Owner/Authorized Agent: John D. Lee

Print Name: JOHN D. Lee

Subscribed and sworn before me

This 4th day of November, 2004

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-57A APN: 163 034 02071

Name of Property Owner: ONG Partners, LLC

Name of Applicant: Fletcher Jones Management Company

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

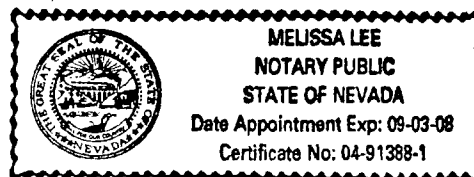
Signature of Property Owner/Authorized Agent: Kenny Oz

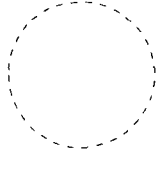
Print Name: Kenny Ong

Subscribed and sworn before me

This 4th day of November, 20 04

Notary Public in and for said County and State





Fletcher Jones Smart Car
West Sahara
Las Vegas, Nevada

Sheet Notes

Sheet Legend

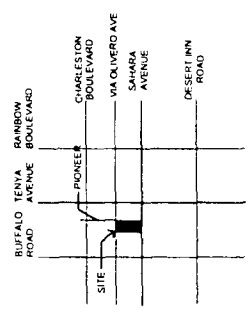
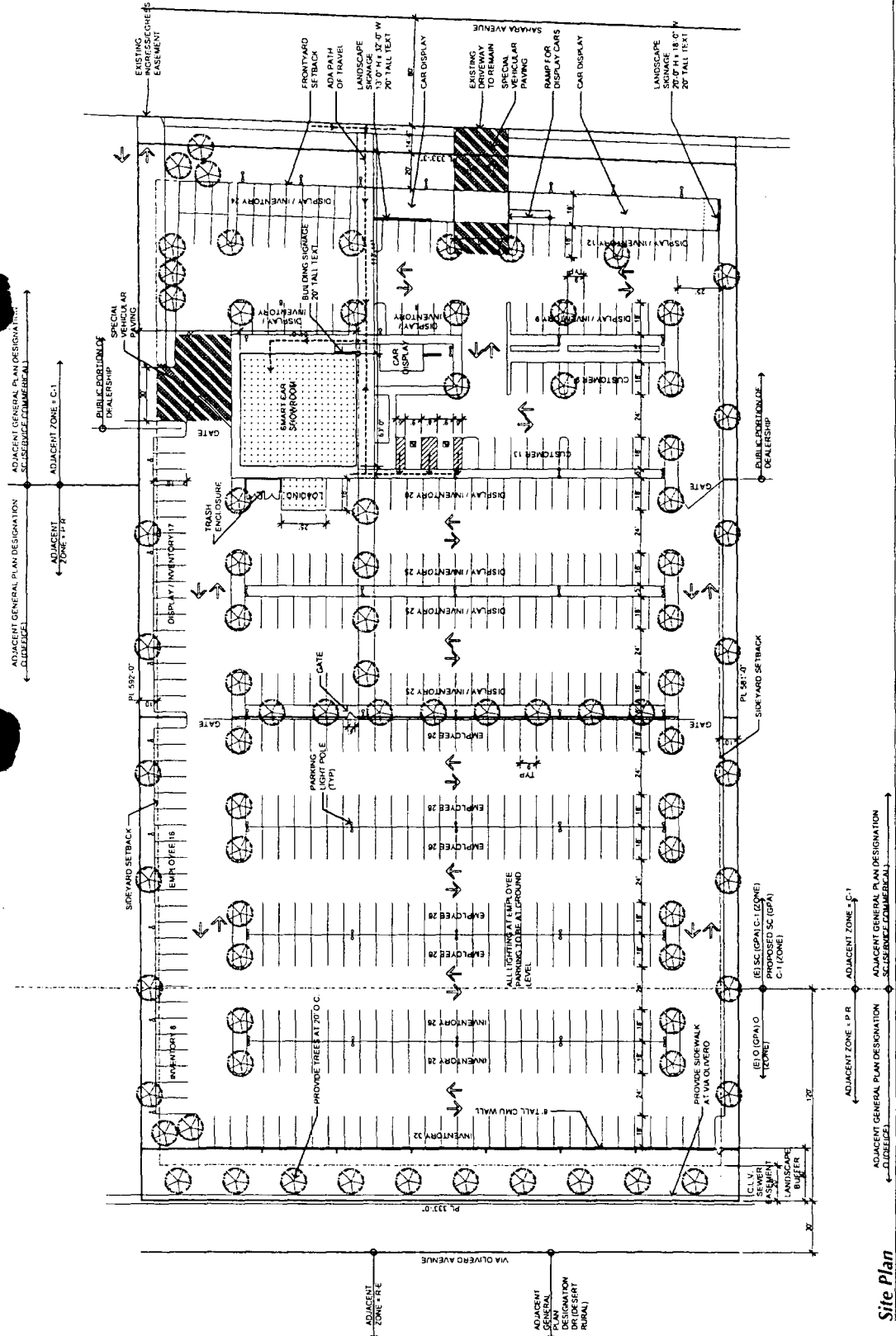
Sheet No.	Date	Description
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Site Plan

1"=30'-0"
Printed on 1/10/01

A-01

Drawn By: Design Check: Tech: Check: 01



Vicinity Map

Parking Required	800 spaces req'd
Handicap	1 space req'd
Parking Provided	1225 spaces
Customer	22 spaces (2 ADA spaces)
Inventory / Display	146 spaces
Front Office	425 spaces
Total Parking Provided	427 spaces
Parking Space Count:	
Regular	427 spaces
Compact	2 spaces
Handicap	2 spaces
Total	429 spaces

PROJECT INFORMATION

Arrestion	City of Las Vegas
Code Used	Title 19 (Las Vegas Zoning Code)
Lot Size	211,905 s.f. (4.86 acres)
Arrestion's Parcel Number	163-01-402-017
Arrestion's Lot Coverage	1.94 (100.00 %)
Set Backs	Front (Sahara): 20'
	Rear (Via Olivero): 20'
	Side (Sahara): 15'
	Side (Via Olivero): 15'
	Building Set: 4,000 s.f.

RECEIVED

JAN 1 1 2005

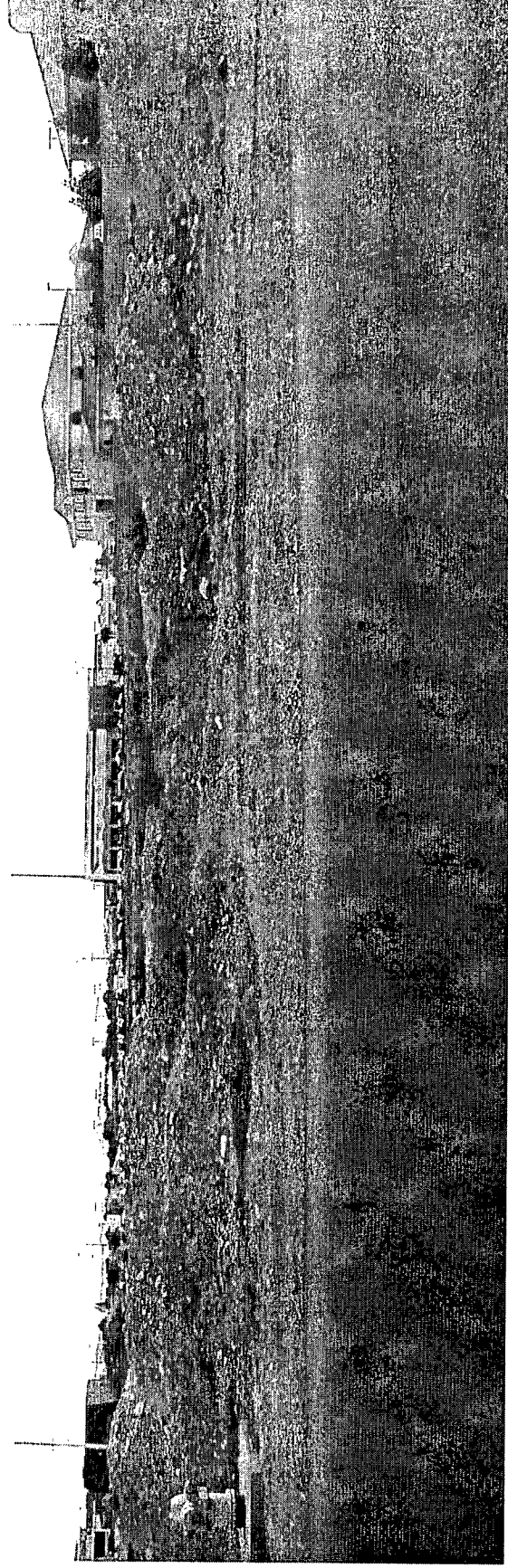
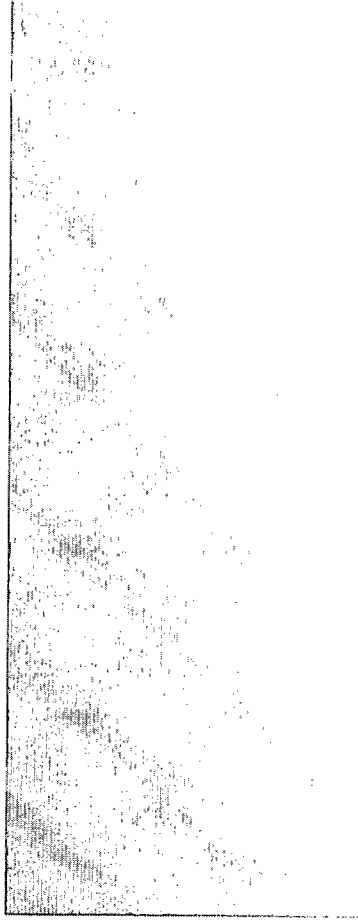
ZON-5716

SUP-5719

SDR-5717

01-13-05 PC

REVISED 01/11/05



SUP-5719 - APPLICANT: FLETCHER JONES MANAGEMENT CO. - OWNER: JOHN LEE AND ONG
PARTNERS, L.L.C.
NORTHWEST CORNER OF SAHARA AVENUE AND PIONEER WAY
JANUARY 13, 2005 PLANNING COMMISSION

12/23/04

CURRAN & PARRY
ATTORNEYS AT LAW

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LAS VEGAS, NEVADA 89101

WILLIAM P. CURRAN
STANLEY W. PARRY

JOSHUA H. REISMAN
GLENN M. MACHADO

TELEPHONE
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FACSIMILE
(702) 471-7070

E-MAIL
curranparry@curranparry.com

November 30, 2004

CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 South 4th Street
Las Vegas, NV 89101

RE: **Fletcher Jones/SMARTCAR/Use Permit Application**
NW Corner Sahara/Pioneer
APN: 163-03-402-017

Dear Madam/Sir:

Fletcher Jones Management Corporation seeks to obtain a Special Use Permit for the incidental sale of used vehicles to accompany its proposed application for a General Plan Amendment, Rezoning, and Site Design Review which will allow the establishment of a new car dealership at the above location. These other applications are being filed simultaneously.

Fletcher Jones has a long-standing history of operating quality car dealerships throughout the Las Vegas Valley and in other communities across the western United States. The most recent additions to the Fletcher Jones family of dealerships have been quality projects that have enhanced the surrounding areas, and the company has a policy of working with the neighbors to provide facilities that are acceptable and beneficial to the surrounding area. The approval of the proposed SMARTCAR dealership would be no exception, and the facility will add a new dimension to the array of automobiles currently available in our valley, and the proposed plans for this location fit within the current development of the area.

In addition to providing increased variety and economic development within the district, the new dealership provides several advantages to its neighbors. Currently, the nearby Fletcher Jones Mercedes dealership shares its employee parking with the well-attended St. Joseph, Husband of Mary Catholic Church. While this agreement has worked well considering the differing hours of attendance at the establishments, it has now become necessary for Fletcher Jones to develop a property where its employees can use a permanent parking facility designated solely for their use. The SMARTCAR dealership property can provide this use. The small size of the SMARTCAR makes a large dealership unnecessary, so there is ample additional parking space on the subject property beyond what is required for the SMARTCAR dealership operations. The additional space can be designated as Fletcher Jones employee parking not only for the SMARTCAR operation, but for the nearby Mercedes dealership employees. The parking area will be distinctly landscaped and located so that it acts as a buffer to the neighboring residents. The back portion of the property will

80P-5719

City of Las Vegas
Development Services Center
November 30, 2004
Page 2


remained zoned as Office to reassure the neighbors that the design and usage will provide such a buffer. Gates and landscaping buffers will be utilized to not only provide an adequate buffer from the commercial development, but also to create a more desirable view from Sahara, and convenient and safe parking for the employees.

While there is a possibility that only very limited or possibly no used car sales activity actually would take place on this particular Fletcher Jones property, the applicant wishes to conform with all zoning requirements of the City of Las Vegas, and is thus requesting the Special Use Permit to avoid any future questions. All requirements of the Las Vegas Municipal Code section 19.04.040 will be strictly adhered to in the plans and operation of the dealership. Fletcher Jones respectfully requests the approval of this, and the associated applications to allow the establishment of the SMARTCAR dealership.

Should you have any questions or concerns about this project, please feel free to contact my office for more information or assistance.

Sincerely,

CURRAN & PARRY



Bill Curran

WPC/mp

E:\Fletcher Jones\W Sahara-Mercedes Site\letters\SUP (2) Justification Letter.wpd

SUP-5719

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

January 10, 2005

Anthony and Anna Williams
7451 O'Bannon Dr.
Las Vegas, NV 89117
(702) 363-9745

Las Vegas Planning Commission and the
Planning Development Dept. Current Planning
731 South 4th Street
Las Vegas, NV 89101

RE: SDR-5717; ZON-5716; GPA 5714; SUP 5719

Dear Las Vegas Planning Commissioners and Staff:

We respectfully request denial of the above referenced requests for the following reasons:

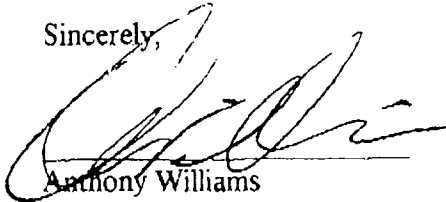
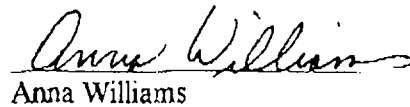
1. The applicant, Fletcher Jones, has demonstrated a complete disregard for conforming to the conditions set forth by the city onto their present dealership on Sahara and Tenaya. The neighborhood has spent countless hours complaining to the dealership and pleading with them to adhere to the conditions set forth by the city. However, the dealership's representatives have said one thing, but done another. This is a classic example of, "actions speak louder than words." They were unloading and loading cars on Tenaya and test driving on the residential streets causing dangerous situations for the drivers trying to exit and enter on Tenaya and for the pedestrians and children riding their bicycles. They were parking three blocks into the neighborhood creating huge lines of employee vehicles parking in front of people's homes. Janet Moncrief has insisted they conform to the conditions placed on them by the city, and they did so for a short while. Unfortunately, at the present time, they are again not providing adequate space for employee parking. The employees' cars are lined up on Tenaya in a 2-hr parking space and along Via Olivera around the perimeter of the church parking lot. Their present dealership is mammoth and they outgrew it before it was a month old. It should have never been allowed there in the first place, but rather gone out near the freeway where they would have adequate room to grow instead of encroaching on a residential neighborhood with total disregard for the neighborhood and the city's conditions. They have already proven that they will place their employees out into our neighborhood where they park and gather to break and smoke cigarettes. The original designated employee parking spaces within their facility now houses cars for sale. Do you really believe that if they say this new facility is for overflow employee parking that it will stay that way when they decide that they can make more of a profit by filling those employee parking spaces with cars for sale? The past behavior of this dealership has already answered this question in a totally unabashed, loud and clear manner.

2. This stretch of Sahara Ave. could better serve the surrounding neighborhood's needs by providing more diverse development. Don't you think there are enough dealerships already? We

need a more diverse commercial section of retail shops, restaurants, and office space to enhance our neighborhood's livability.

Please deny this request for another car dealership on Sahara and Pioneer as it will inevitably be a further source of consternation and drastically diminish our quality of life in this neighborhood.

Sincerely,


Anthony Williams
Anna Williams

cc: Janet Moncrief Ward 1
Mayor Oscar Goodman
Las Vegas City Council Members
Anne Caddick

Kahle & Associates

TAMELA L. KAHLE

January 11, 2005

VIA FACSIMILE

Carol Combs
Planning and Development
731 S. 4th Street
Las Vegas, Nevada 89101

Re: Case No.: GPA-5714
Hearing Date: January 13, 2005
Hearing Time: 6:00 p.m.

Dear Ms. Combs:

Golden View Development, LLC, the owner of property located at 7660 W. Sahara Ave., Las Vegas, Nevada has received notice of a proposed zoning change for property adjacent to its property. The property at Golden View Development is used for law offices. Golden View Development is opposed to a car dealership that has a service section on the north portion of the parcel.

We object to the proposed use of the property as a car dealership. The basis for the objection is that vehicle maintenance will occur within close proximity of the office building. The noise level of impact wrenches and motors will adversely impact the current use of our building. Therefore, before the zoning is changed we are requesting an architectural review and a buffer along the perimeter of the property.

Very truly yours,

KAHLE & ASSOCIATES



Tamela L. Kahle

TLK:kk

GPA-5714

ZON-5716

SUP-5719

SDR-5717

January 10, 2005

Las Vegas Planning Commission
731 South 4th Street – 2nd Floor
Las Vegas, NV 89101

Reference: Case No. SDR-5717 Site Development Review
Case No. ZON-5716 Rezoning
Case No. GPA-5714
Case No. SUP-5719

Dear Sirs,

This letter is in protest to the proposed zoning changes to the property referenced above. My family and I reside at 2271 S. Pioneer Way, directly behind the property affected.

I am strongly against changing the zoning to allow an automobile dealership to locate on the afore-mentioned property. We are still dealing with the current nuisance of bright lighting left on all night from the current businesses located on Sahara (which back up to Via Olivero and Pioneer Way), increased traffic on our residential streets, and car alarms going off all night at the Honda Dealership located across Sahara. I fear that these events will only increase with the addition of another car dealership in our neighborhood, taking away the charm and value of our custom homes.

I attended the meeting on Tuesday, December 14th at the Sahara West Library regarding the zoning changes. My neighbors and I made it clear that we are unhappy about the proposed car dealership.

We are still dealing with the Mercedes Dealership parking employees' cars on Via Olivero and Tenaya Way after being assured that this would not happen.

Another concern is the site plan shows a gate accessing Via Olivero. **We do not want any access allowed onto Via Olivero**, our concern being that the dealer will have employees being shuttled back and forth from this location to the Mercedes Benz Dealership, increasing traffic on our street.

A major trepidation is that once a precedent is set allowing a dealership (currently small) at this location, what is to prevent it from expanding to the back portion of the property, taking over the area they designated as employee parking. We will have a repeat of what is now occurring at the Mercedes Benz dealership with employees parking on our residential streets. The poor forecasting and planning of parking needs for the current dealership could again recur on this new property.

I have no personal animosity towards the parties requesting this zoning change, only a concern for quality of life in our family-oriented neighborhood. Please do not allow yet another car dealership in our area.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Anne Caddick".

Anne Caddick
2271 S. Pioneer Way
Las Vegas, NV 89117
(702) 360-6612

cc: Janet Moncrief, Ward 1
Oscar Goodman, Mayor
Anna Williams